



COMMUNITY DEVELOPMENT DEPARTMENT, PLANNING DIVISION

17575 Peak Avenue Morgan Hill CA 95037 (408) 778-6480 Fax (408) 779-7236
Website Address: www.morgan-hill.ca.gov

NEGATIVE DECLARATION

I. DESCRIPTION OF PROJECT:

Date: January 14, 2010 **Application No.:** SD-09-02, EA-09-10: Clayton-O'Brien

Project Title: Clayton-O'Brien

APN: 726-48-012

Location of Project: The project is located on Clayton Ave, north of Peebles Ave, Morgan Hill.

Project Applicant: Dennis and Gloria O'Brien Foundation
950 Tower Lane, Suite 1250
Foster City, CA 94404

Project Description:

The applicant proposes to subdivide the property into seven parcels for the development of seven single family units (including some secondary units). Public street improvements currently exist along Clayton Avenue and Peebles Avenue, however, additional improvements adjacent to existing or replacing existing improvements might be required as part of this development. Other on-site improvements are proposed that are typical of single family development (grading, utilities, accessory structures, etc).

The applicant has filed a subdivision application. However, this initial study assumes the further development of the land and potential impacts into single family development. Further discretionary approvals such as Design Review will be required as a result of the proposed development. The initial study addresses all potential impacts known at this time for future development of the subject location into seven parcels for single family residential development.

II. DETERMINATION

In accordance with the City of Morgan Hill procedures for compliance with the California Environmental Quality Act (CEQA), the City has conducted an Initial Study to determine whether the proposed project may have a significant adverse effect on the environment. On the basis of that study, the City makes the following determination:

- The proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION is hereby adopted.

III. CONDITIONS:

None

IV. FINDINGS:

The City of Morgan Hill Community Development Director hereby finds that the proposed project could not have a significant effect on the environment.

Kathleen Molloy Previsich
Community Development Director

Date: _____

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